

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday, November 6, 2006, 7:30 p.m.
or upon completion of [Inland Wetland Agency Meeting](#)
Council Chambers, Audrey P. Beck Municipal Building

Minutes: 10/16/06; 10/23/06 Field Trip

Scheduled Business

7:45 p.m. Zoning Agent's Report

- A. Monthly Activity
- B. Enforcement Update
- C. Update on Hall site restoration, trailer removal activities
- D. Other

Old Business

1. **Subdivision Application, Dunham Farm Estate, 3-lots on S. Eagleville/Dunham Pond Roads, EJK Properties LLC., Applicant, File #1252 MAD 12/7/06**
Memo from Director of Planning, Assistant Town Engineer, EHHD, Open Space Preservation Committee
2. **Special Permit Application, Proposed E.O. Smith High School Classroom at 85 Depot Road, Regional School District 19, Applicant, File #1251 MAD 12/20/06**
3. **Bonding/Subdivision Issues:**
Report from Director of Planning
 - a. Mulwood East, File #1225
 - b. Maintenance Bond, Maplewoods, Section 2, Max Felix Drive, File #974-3
 - c. Fencing/Landscaping Bone Mill Subdivision, File #1219
 - d. Pine Grove Estates, File #1187-2
 - e. McFarland Acres, File #877-3
 - f. Beacon Hill Estates, File #1214-2
 - g. Aurora Estates, File #1231
 - h. Fellows Estates, File #1230
 - i. Baxter Road Estates, File #1229
 - j. Wild Rose Estates Sections 1, 2A and 2B
 - k. Windswept Manor, File #1198
 - l. Other
4. **Potential Revisions to PZC/IWA Fee schedule**
(Awaiting staff report)
5. **Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions**
(to be rescheduled to December or early 2007)

6. Other

New Business

1. **New Special Permit Application, Proposed Expansion of Gibbs Oil Company gasoline service station/convenience store, 9 Stafford Road, File #404-3**
2. **Regulatory Review Committee proposed revisions to the Zoning Map and Zoning Regulations. File #907-29** Memo from Director of Planning
3. **Proposed Use Modification, 287 Gurleyville Road, R. Moskowitz o/a File #1232**
Memo from Director of Planning
4. **Request for storage shed outside of BAE, 200 Bonemill Road. File #1219**
Memo from Director of Planning
5. **Request for storage shed outside BAE, 19 Jonathan lane**
Memo from Director of Planning
6. **Request for Phase 4A Escrow Reduction, Freedom Green. File #636-4**
Memo from Director of Planning
7. **New Subdivision Application, Bennett Estates, 3 lots on Ash Street/South Frontage Road, D+S Properties LLC., o/a, File #1253**
8. **Site modification request, office expansion and related site work at 1066 Storrs Road, File #580-2**
Memo from Director of Planning
9. **Other**

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee
4. Other

Communications and Bills

1. 9/21/06 Letter from Conservation Commission RE: Communications
2. 10/19/06 Letter from Agricultural Committee, Conservation Commission, Open Space Preservation Committee, and Parks Advisory Committee RE: Preservation issues
3. 10/25/06 ZBA action; Notice of 11/8/06 ZBA Meeting
4. Town of Windham Referral; Proposed Sign Regulation Revisions (no action considered necessary by Director of Planning)
5. 7/1/05 Population Estimate by State Department of Public Health
6. Downtown Partnership: 11/7/06 Agenda, 10/3/06 minutes

7. Other